

1 BILL NO. R-87-06-05

2 DECLARATORY RESOLUTION NO. R-3687

3 A DECLARATORY RESOLUTION designating  
4 an "Economic Revitalization Area"  
5 under I.C. 6-1.1-12.1 for property  
6 commonly known as 4617 Industrial Road,  
7 Fort Wayne, Indiana 46825. (Classic  
8 Products Corp., Petitioner).

9  
10 WHEREAS, Petitioner has duly filed its petition dated  
11 May 29, 1987, to have the following described property  
12 designated and declared an "Economic Revitalization Area" under  
13 Division 6, Article II, Chapter 2 of the Municipal Code of the  
14 City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-  
15 12.1, to-wit:

16 PARCEL ONE

17 Part of the East 1/2 of the South-  
18 west 1/4 of Section 23, Township  
19 31 North, Range 12 East, Allen  
20 County, Indiana, being more particularly  
21 described as follows:

22 Commencing at a point on the  
23 West line of the East 1/2 of  
24 the Southwest 1/4 of Section  
25 23, Township 31 North, Range  
26 12 East, said point being located  
27 992.85 feet North of the Southwest  
28 corner of the East 1/2 of the  
29 Southwest 1/4 of said Section  
30 23; thence continuing North a  
31 distance of 248.4 feet; thence  
32 East a distance of 249 feet;  
thence North a distance of 244  
feet; thence East a distance  
of 312.5 feet to a point in the  
centerline of what is presently  
known as Industrial Road; thence  
South along the centerline of  
said road a distance of 494.2  
feet; thence West a distance  
of 568.2 feet to the place of  
beginning containing 5.00 acres  
of land, more or less.

EXCEPT that part thereof sold  
off and described as follows,  
to wit:

Commence on the West line as  
established of the East 1/2 of  
said 1/4 Section at a pin set,  
situated 992.85 feet Northerly

1 of the Southwest corner thereof;  
2 thence continuing Northwesterly  
3 along the West line of the East  
4 1/2 of said 1/4 Section, a distance  
5 of 248.4 feet; thence Easterly  
6 by a deflection right of 90 degrees  
7 20 minutes, a distance of 60.0  
8 feet; thence Southerly and parallel  
9 to the West line of the East  
10 1/2 of said 1/4 Section, a distance  
11 of 189.3 feet; thence Easterly  
12 by a deflection left of 88 degrees  
13 57 minutes, a distance of 509.0  
14 feet to the centerline of a public  
15 road known as Industrial Road;  
16 thence Southerly along said road  
17 centerline by a deflection right  
18 of 89 degrees 11 minutes, a distance  
19 of 60.0 feet; thence Westerly  
20 by a deflection right of 90 degrees  
21 49 minutes, a distance of 568.8  
22 feet (568.2 feet Deed) to the  
23 point of beginning containing  
24 45,465 square feet of land.

13  
14 PARCEL TWO

15 Part of the East One-Half of  
16 the Southwest Quarter, Section  
17 23, Township 31 North, Range  
18 12 East, Allen County, Indiana,  
19 in particular described as follows:  
20 To arrive at the point of beginning,  
21 commence on the West line as  
22 established, of the East One-Half  
23 of the Southwest Quarter of said  
24 Quarter Section at a pin set,  
25 situated 992.85 feet Northerly  
26 of the Southwest corner thereof;  
27 thence continuing Northerly along  
28 the West line of the East One-Half  
29 of said Quarter Section, a distance  
30 of 248.4 feet to the South line  
31 of said 7.0 Acre Tract as established;  
32 thence Easterly on the line aforesaid  
by a deflection right of 90 degrees  
20 minutes, a distance of 60.0  
feet to the aforementioned point  
of beginning; thence Northerly  
on a line parallel to the West  
line of the East one-Half of  
said Quarter Section, a distance  
of 240.0 feet; thence Easterly  
by a deflection right of 90 degrees  
20 minutes; a distance of 192.1  
feet; thence Southerly by a deflection  
right of 89 degrees 40 minutes,  
a distance of 240.0 feet to an  
iron pin found (by Deed situated  
1241.5 feet North and 250 feet  
East of the Southwest corner  
of the East One-Half of said  
Quarter Section); thence Westerly

by a deflection right of 90 degrees 20 minutes, a distance of 192.1 feet to the point of beginning, containing 46,104 square feet.

said property more commonly known as 4617 Industrial Road, Fort Wayne, Indiana 46825;

WHEREAS, it appears that said petition should be processed to final determination in accordance with the provisions of said Division 6.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL  
OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That, subject to the requirements of Section 4, below, the property hereinabove described is hereby designated and declared an "Economic Revitalization Area" under I.C. 6-1.1-12.1. Said designation shall begin upon the effective date of the Confirming Resolution referred to in Section 3 of this Resolution and shall continue for one (1) year thereafter. Said designation shall terminate at the end of that one-year period.

SECTION 2. That upon adoption of this Resolution:

(a) Said Resolution shall be filed with the Allen County Assessor;

(b) Said Resolution shall be referred to the Committee on Finance and shall also be referred to the Department of Economic Development requesting a recommendation from said department concerning the advisability of designating the above designated area an "Economic Revitalization Area";

(c) Common Council shall publish notice in accordance with I.C. 5-3-1 of the adoption and substance of this Resolution and setting this designation as an "Economic Revitalization Area" for public hearing:

(d) If this Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, then the Resolution shall be referred to the Fort Wayne Redevelopment Commission

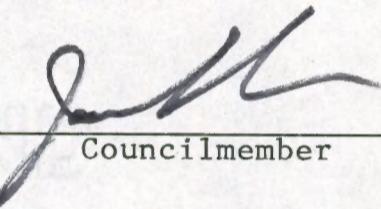
1 Page Four

2 and said designation as an "Economic Revitalization  
3 Area" shall not be finally approved unless said  
4 Commission adopts a resolution approving the peti-  
5 tion.

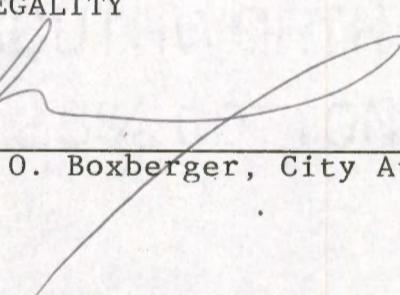
6 SECTION 3. That, said designation of the hereinabove  
7 described property as an "Economic Revitalization Area" shall  
8 only apply to a deduction of the assessed value of personal pro-  
9 perty for new manufacturing equipment.

10 SECTION 4. That this Resolution shall be subject to  
11 being confirmed, modified and confirmed or rescinded after public  
12 hearing and receipt by Common Council of the above described re-  
13 commendations and resolution, if applicable.

14 SECTION 5. That this Resolution shall be in full force  
15 and effect from and after its passage and any and all necessary  
16 approval by the Mayor.

17   
18 Councilmember

19 APPROVED AS TO FORM  
20 AND LEGALITY

21   
22 Bruce O. Boxberger, City Attorney

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Read the first time in full and on motion by seconded by \_\_\_\_\_, and duly adopted, read the second time by title and referred to the Committee \_\_\_\_\_ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on \_\_\_\_\_, the 19 \_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., E.

DATE: \_\_\_\_\_

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by seconded by Dew Eisbark, and duly adopted, placed on its passage. PASSED (EST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>8</u>	<u>_____</u>	<u>_____</u>	<u>1</u>	<u>_____</u>
<u>BRADBURY</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>✓</u>	<u>_____</u>
<u>BURNS</u>	<u>✓</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
<u>EISBART</u>	<u>✓</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
<u>GiaQUINTA</u>	<u>✓</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
<u>HENRY</u>	<u>✓</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
<u>REDD</u>	<u>✓</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
<u>SCHMIDT</u>	<u>✓</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
<u>STIER</u>	<u>✓</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
<u>TALARICO</u>	<u>✓</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>

DATE: 6-9-87

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. D.3687 on the 9th day of June, 19 87.

ATTEST:

(SEAL)

Mark E. O'Donnell  
PRESIDING OFFICER

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 10th day of June, 19 87, at the hour of 11:30 o'clock P. M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 16th day of June, 19 87, at the hour of 3:00 o'clock P. M., E.S.T.

Win Moses  
WIN MOSES, JR., MAYOR

AN APPLICATION TO  
THE CITY OF FORT WAYNE, INDIANA  
FOR DESIGNATION OF PROPERTY AS AN  
"ECONOMIC REVITALIZATION AREA"

APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:



Real Estate Improvements  
Personal Property (New Manufacturing Equipment)  
Both Real Estate Improvements & Personal Property

A. GENERAL INFORMATION

Applicant's Name: Classic Products Corp.

Address of Applicant's Principle Place of Business:

318 Racquet Drive\*      \*7/1 will Move To: 4617 Industrial Road  
Fort Wayne Indiana      Fort Wayne, IN  
46825      46825

Phone Number of Applicant: ( 219 484-2695

Street Address of Property Seeking Designation:

S.I.C. Code of Substantial User of Property: 5040

B. PROJECT SUMMARY INFORMATION:

	YES	NO
Is the project site solely within the city limits of the City of Fort Wayne	<u>X</u>	<u>—</u>
Is the project site within the flood plain?	<u>—</u>	<u>X</u>
Is the project site within the rivergreenway area?	<u>—</u>	<u>X</u>
Is the project site within a Redevelopment Area?	<u>—</u>	<u>—</u>
Is the project site within a platted industrial park?	<u>—</u>	<u>—</u>
Is the project site within the designated downtown area?	<u>—</u>	<u>X</u>
Is the project site within the Urban Enterprise Zone?	<u>—</u>	<u>X</u>
Will the project have ready access to City Water?	<u>X</u>	<u>—</u>
Will the project have ready access to City Sewer?	<u>X</u>	<u>—</u>
Is any adverse environmental impact anticipated by reason of operation of the proposed project?	<u>—</u>	<u>X</u>

C. ZONING INFORMATION

What is the existing zoning classification on the project site? \_\_\_\_\_

What zoning classification does the project require? \_\_\_\_\_

What is the nature of the business to be conducted at the project site?

1.) Wholesale Supply of Sporting Goods Equipment

2.) Retail Sales of Screenprinted Sportswear

D. Real Estate Abatement:

Complete this section of the application only if in future will request a deduction from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?

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What is the condition of structure(s) listed above? \_\_\_\_\_

Current assessed value of Real Estate:

Land \_\_\_\_\_

Improvements \_\_\_\_\_

Total \_\_\_\_\_

What was amount of Total Property Taxes owed during the immediate past year? \_\_\_\_\_ for year 19 \_\_\_\_\_.

Give a brief description of the proposed improvements to be made to the real estate.

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Cost of Improvements: \$ \_\_\_\_\_

Development Time Frame:

When will physical aspects of improvements begin? \_\_\_\_\_

When is completion expected? \_\_\_\_\_

E. PERSONAL PROPERTY ABATEMENT:

Complete this section of the application only if in future will request a deduction from assessed value for installation of new manufacturing equipment.

Current Assessed Value of Personal Property: \$84,500.00

What was amount of Personal Property Taxes owed during the immediate past year? 0 for year 1986.

Give a brief description of new manufacturing equipment to be installed at the project site.

Equipment needed for Art Room, Screen Printing Production,

Embroidery Production and Warehousing.

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Cost of New Manufacturing Equipment? \$ 85,000.00

Development Time Frame:

When will installation begin of new manufacturing equipment? July 1, 1987

When is installation expected to be completed? August 31, 1987

F. PUBLIC BENEFIT INFORMATION:

How many permanent jobs currently are employed by the applicant in Allen County? 18

How many permanent jobs will be created as a result of this project?  
5

Anticipated time frame for reaching employment level stated above?  
May 1, October 31, 1987

What is the nature of those jobs?

Warehouse, Screen Print Products, Embroidery Production, Clerical

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Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development or property or use of property"?

The property is a vacant lot.

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In what Township is project site located?

In what Taxing District is project site located?

G. CONTACT PERSON:

Name & Address of Contact Person for further information if required:

Mikel S. Eid

318 Racquet Drive

Fort Wayne, Indiana 46825

Phone Number of Contact Person (219) 484-2695

Home: 219 925-0461

I hereby certify that the information and representation on this Application and attached exhibits are true and complete.

Mikel S. Eid  
Signature of Applicant

May 29, 1987

Date

EXHIBITS:

The following exhibits must be attached to the application for it to be considered complete:

1. Legal Description of Property
2. Check for application fee of \$50.00 to be made payable to City of Fort Wayne.
3. Owners Certificate (if applicant is not the owner of property to be designated).

"ECONOMIC REVITALIZATION AREA"  
PROCEDURE  
FORT WAYNE, INDIANA

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Applicant receives an application for designation of property as an "Economic Revitalization Area"

Application is completed and filed in office of Division of Economic Development; along with application fee

Application is reviewed and Economic Development recommendation is prepared

Law office prepares resolution to designate area and a resolution to confirm designation

Both resolutions are introduced to City Council

Resolution to confirm designation is sent to Committee on Finance      Resolution to designate area is approved

Applicant presents project to Committee on Finance

City Council holds a public hearing

City Council votes on Resolution to confirm designation

Applicant files for deduction of assessed value with County Auditor

County Auditor requests City Council to recommend period of deduction

Law office prepares Resolution for Entitled Deduction

Resolution is introduced to City Council and placed into Finance Committee

Applicant gives update report of project to Committee on Finance

City Council votes on Resolution for Entitled Deduction

Certified copy of Resolution is sent to County Auditor

86-004621

DULY ENTERED FOR TAXATION

MAIL TAX BILLS TO:

P. O. Box 10147  
Fort Wayne, Indiana 46850

# CORPORATE DEED

FEB 14 1986

THIS INDENTURE WITNESSETH, That INDIANA CONSTRUCTION CORP.

*Gloria J. Gloglein*  
AUDITOR OF ALLEN COUNTY

existing under the laws of the State of Indiana, CONVEYS

AND WARRANTS — ~~RELEASES AND QUIT CLAIMS~~ to 4625 PARTNERSHIP, an Indiana

General Partnership of Allen County, in the State of

Indiana, in consideration of Ten Dollars (\$10.00) and other good and

valuable consideration the receipt of which is hereby acknowledged, the

following described real estate in Allen County, in the State of Indiana, to-wit:

See Exhibit A for lot descriptions.

Subject to all real estate taxes, all zoning laws and ordinances, building, use and occupancy restrictions, building lines, easements, and rights-of-way of record.

Grantor represents and warrants that all Indiana gross income tax due as a result of this conveyance shall be paid by Grantor.

Indiana Gross Income Tax on  
Sale of Real Estate

Paid by Indiana

Date Paid Feb 11, 1986 Grantor

Amount Paid \$ 100.00

Treasurer's Receipt # 4-11-86

Allen County

DULY ENTERED FOR TAXATION

FEB 11 1986

*Gloria J. Gloglein*  
AUDITOR OF ALLEN COUNTY

INSTRUMENT # 12432

1986 FEB 14 FILED 3:43  
ALLEN COUNTY CLERK'S OFFICE

The undersigned person(s) executing this deed represent(s) and certify (certifies) on behalf of the Grantor, that (each of) the undersigned is a duly elected officer of the Grantor and has been fully empowered by proper resolution, or the by-laws of the Grantor, to execute and deliver this deed; that the Grantor is a corporation in good standing in the State of its origin and, where required, in the State where the subject real estate is situate; that the Grantor has full corporate capacity to convey the real estate described; and that all necessary corporate action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 31<sup>st</sup>

day of December, 19 85

INDIANA CONSTRUCTION CORP.

By Gregg F. Weisman  
ATTEST: Gregg F. Weisman, Secretary

(Name of Corporation)  
By Harry J. Okeson  
Harry J. Okeson, Vice President

(Printed Name and Office)

(Printed Name and Office)

STATE OF INDIANA  
COUNTY OF ALLEN } SS:

Before me, a Notary Public in and for said County and State, personally appeared Harry J. Okeson  
and Gregg F. Weisman, the Vice President  
and Secretary, respectively of Indiana Construction Corp.  
who acknowledged execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 30<sup>th</sup> day of December, 19 85

My Commission Expires: April 25, 1987 Signature Dorothy A. Kappin  
Resident of Allen County Printed Dorothy A. Kappin, Notary Public

This instrument prepared by Lawrence E. Shine - SHOAFF, PARKER & KEEGAN,  
2400 Fort Wayne National Bank Bldg., P. O. Box 12709, Fort Wayne, Indiana 46864. Attorney at Law.  
Mail to: Pippen, Inc.

INSTRUMENT # 12432

COPYRIGHT ALLEN COUNTY INDIANA BAR ASSOCIATION REVISED JUNE 1978

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PARCEL ONE

Part of the East 1/2 of the Southwest 1/4 of Section 23, Township 31 North, Range 12 East, Allen County, Indiana, being more particularly described as follows:

Commencing at a point on the West line of the East 1/2 of the Southwest 1/4 of Section 23, Township 31 North, Range 12 East, said point being located 992.85 feet North of the Southwest corner of the East 1/2 of the Southwest 1/4 of said Section 23; thence continuing North a distance of 248.4 feet; thence East a distance of 249 feet; thence North a distance of 244 feet; thence East a distance of 312.5 feet to a point in the centerline of what is presently known as Industrial Road; thence South along the centerline of said road a distance of 494.2 feet; thence West a distance of 568.2 feet to the place of beginning containing 5.00 acres of land, more or less.

EXCEPT that part thereof sold off and described as follows, to wit:

Commence on the West line as established of the East 1/2 of said 1/4 Section at a pin set, situated 992.85 feet Northerly of the Southwest corner thereof; thence continuing Northwesterly along the West line of the East 1/2 of said 1/4 Section, a distance of 248.4 feet; thence Easterly by a deflection right of 90 degrees 20 minutes, a distance of 60.0 feet; thence Southerly and parallel to the West line of the East 1/2 of said 1/4 Section, a distance of 189.3 feet; thence Easterly by a deflection left of 88 degrees 57 minutes, a distance of 509.0 feet to the centerline of a public road known as Industrial Road; thence Southerly along said road centerline by a deflection right of 89 degrees 11 minutes, a distance of 60.0 feet; thence Westerly by a deflection right of 90 degrees 49 minutes, a distance of 568.8 feet (568.2 feet Deed) to the point of beginning containing 45,465 square feet of land.

PARCEL TWO

Part of the East One-Half of the Southwest Quarter, Section 23, Township 31 North, Range 12 East, Allen County, Indiana, in particular described as follows: To arrive at the point of beginning, commence on the West line as established, of the East One-Half of the Southwest Quarter of said Quarter Section at a pin set, situated 992.85 feet Northerly of the Southwest corner thereof; thence continuing Northerly along the West line of the East One-Half of said Quarter Section, a distance of 248.4 feet to the South line of said 7.0 Acre Tract as established; thence Easterly on the line aforesaid by a deflection right of 90 degrees 20 minutes, a distance of 60.0 feet to the aforementioned point of beginning; thence Northerly on a line parallel to the West line of the East one-Half of said Quarter Section, a distance of 240.0 feet; thence Easterly by a deflection right of 90 degrees 20 minutes; a distance of 192.1 feet; thence Southerly by a deflection right of 89 degrees 40 minutes, a distance of 240.0 feet to an iron pin found (by Deed situated 1241.5 feet North and 250 feet East of the Southwest corner of the East One-Half of said Quarter Section); thence Westerly by a deflection right of 90 degrees 20 minutes, a distance of 192.1 feet to the point of beginning, containing 46,104 square feet.

Admn. Appr. \_\_\_\_\_

DIGEST SHEET

Q-8706-05

TITLE OF ORDINANCE Declaratory Resolution

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 4617 Industrial Road, Fort Wayne, Indiana 46825. (Classic Products Corp., Petitioner).

EFFECT OF PASSAGE New manufacturing equipment that will be needed for Art Room, Screen Printing Production, Embroidery Production and Warehousing, creating new jobs for the community.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$85,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) \_\_\_\_\_

BILL NO. R-87-06-05

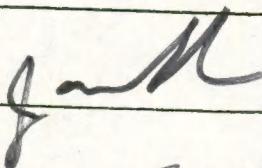
REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS  
REFERRED AN (ORDINANCE) (RESOLUTION) designating an "Economic  
Revitalization Area" under I.C. 6-1.1-12-1 for property commonly  
known as 4617 Industrial Road, Fort Wayne, Indiana 46825.  
(Classic Products Corp., Petitioner)

HAVE HAD SAID (ORDINANCE) (RESOLUTION) UNDER CONSIDERATION AND BEG  
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (ORDINANCE)  
(RESOLUTION)

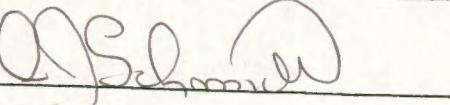
YES

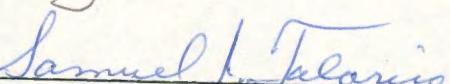
NO

  
BEN A. EISBART  
CHAIRMAN

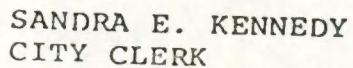
  
JAMES S. STIER  
VICE CHAIRMAN

  
CHARLES B. REDD

  
DONALD J. SCHMIDT

  
SAMUEL J. TALARICO

CONCURRED IN

  
SANDRA E. KENNEDY  
CITY CLERK